



Gateway Brownfields Project Gets A Clean Slate In New Jersey

The Gateway project is a major Brownfields revitalization project located along the south side of Admiral Wilson Boulevard corridor bordering the Delaware and Cooper Rivers in the City of Camden and the Township of Pennsauken in Camden County, New Jersey. Schoor DePalma teamed with the Delaware River Port Authority (DRPA), NJ Department of Environmental Protection, and the US Army Corps of Engineers to complete preliminary assessments, site investigations, remedial investigations, remedial actions, underground storage tank closures, demolition specifications, geotechnical, bridge design, environmental permitting and construction monitoring services of 23 commercial /retail property sites through an ambitious project schedule.

The south side of Admiral Wilson Boulevard had been lined with old gas stations, hotels, bars, abandoned buildings and adult nightclubs. The area had become synonymous with illegal drugs and prostitution. The DRPA believed the best way to approach the project was to clean up the entire area through revitalization efforts, property acquisition and demolition to create a positive approach to the Ben Franklin Bridge and the Gateway between New Jersey and Philadelphia.

DRPA set a goal - to complete the project for the Republican National Convention in July 2000. This created an ambitious project schedule for Schoor DePalma; all property acquisition including the guidelines for liability limits on the individual cleanups, state negotiations, property owner negotiations, site investigations and remedial action plans, demolition, preliminary grading and planting had to be accomplished in twelve short months.

The investigation involved the site assessment and remediation of 49 underground storage tanks ranging in size from 550 to 10,000 gallons. Twenty-five of the tanks were closed. Schoor DePalma was also successful negotiating multiple groundwater investigations with one NJDEP case manager, in essence treating the twenty separate actions as one contiguous remedial action and not as separate issues. When complete, the total amount of soil removed will be over 200 tons. Schoor DePalma also handled stream encroachment, waterfront development, wetlands plotting and delineation, riparian, tidelands and floodplain mapping, historical and archeological reviews, threatened and endangered species review and all issues involving environmental concerns. The total cost for this project, including demolition, construction cost, property acquisition, and construction monitoring is over \$50 million dollars.

The immediate result is an unobstructed view of the Cooper River and access to the waterfront. A "clean slate" for the development of a park, which will be completed by next year, has been accomplished for the thousands of local residents and the millions of visitors to this area. The revitalization is acting as a catalyst for the entire area towards a positive image as the Gateway to the Garden.

For more information on Schoor DePalma and the Gateway Project, got to:
<http://www.schoordepalma.com>